



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** December 13, 2006  
**AGENDA DATE:** December 21, 2006  
**PROJECT ADDRESS:** 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *[Signature]*  
 Marisela G. Salinas, Associate Planner *[Signature]*

### I. PROJECT DESCRIPTION

The Zoo includes several parcels leased from the City of Santa Barbara. As an allowed use in the P-R Zone, the Zoo receives approximately 425,000 to 450,000 visitors annually. Visitors can walk the Zoo grounds and gardens and observe many animal species. There is also a train which allows visitors to see the back of house functions, exhibits and other areas of the Zoo not accessible from the pathways. The Zoo has a restaurant and various snack carts throughout the campus. The Zoo offers a variety of educational classes and tours for school children, lectures for adults, research opportunities and Zoo Camp for kids in the summer. It also hosts weddings, corporate events, balls and Old Spanish Days events. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. The proposed Master Plan consists of six project components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave Banquet Facility; 5) the Service Yard Facilities; and 6) the Channel Island Fox Renovation.

The zoo includes several parcels leased from the City of Santa Barbara. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. This consists of six components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave Banquet Facility; 5) the Service Yard Facilities; and 6) the Channel Island Fox Renovation.

The new California Condor Exhibit and holding area would be located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibits.

The existing Lemur/Langur Complex would be renovated to conform with new federal regulations and would include demolition of the existing animal holding and exhibit spaces and replacing them with two new holding buildings and exhibit spaces.

The Discovery Pavilion facility is proposed as a place for conservation education and the exploration of science in two flexible classroom spaces, as well as administrative offices.

Proposed construction consists of two separate phases of renovation and addition to existing one and two story administration and staff lounge buildings.

Phase I is designed to accommodate 18-20 existing staff members including education, collections and animal food preparation, consolidating them with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers would be removed upon completion of the project. This phase would require removal of two single-story keeper offices and two animal holding cages. The existing single-story Staff Lounge building will be renovated. The staff lounge facilities would be relocated to an existing feed storage enclosure which includes a small addition and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms would be built within an addition to the adjacent Administration Building. A new 7,500 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage, and new education staff administrative office space.

Phase II of the Discovery Pavilion would include renovation of the 5,800 sq. ft., two-story Administration and Retail building and construction of new offices. Also included would be the addition of an exterior second-story building connection and accessible elevator. Completion of both phases of the Discovery Pavilion will result in a net increase of approximately 9,100 sq. ft.

The Wave Banquet Facility: The Zoo proposes to demolish the existing building and trellis courtyard. The new structure will house a concessions facility, catering room, restrooms, storage, and a bridal changing room with an approximate total of 1,500 sq. ft.

The Service Yard Facilities project would consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. It includes the removal of several temporary storage containers from various locations on the Zoo site, construction of new storage units, relocation of the existing wood and metal shops and existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage. *(Please note that the Service Yard Facilities project is limited to environmental review at this time. It will return for project approval at a later date.)*

The Channel Island Fox Exhibit first opened in 1999. The outdoor enclosure needs a complete renovation. The proposed exhibit spaces would be approximately 880 sq. ft. and 1,170 sq. ft. respectively. The existing mesh enclosure would also be upgraded to a finely woven 1"x1" steel mesh.

**Master Plan Phasing:** The Master Plan will be implemented in three phases.

Phase 1: The applicant estimates beginning construction of the Wave, Condor and Channel Island Fox projects in early 2007. It is anticipated that these projects would be done concurrently and should be completed by Spring 2008. Project staging and construction parking would occur on-site.

Phase 2: The second phase of construction is estimated to begin at the end of the first, Spring of 2008 and would continue through the Fall of 2009. Projects included in this phase would be the Discovery Pavilion and Lemur/Langur Renovation.

Phase 3: The third construction phase is estimated to begin in late 2009 or early 2010. This phase would include the construction of the Service Yard Facilities (which will return for Planning Commission approval).

## **II. REQUIRED APPLICATIONS**

The following discretionary applications are required for each project in addition to those specifically noted under each item:

1. A Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. PR Park & Recreation Zone Findings for the new development (SBMC §28.37.010) by the Planning Commission, and the Parks and Recreation Commission; and
3. Historic Landmarks Commission design review for all exterior changes.

### **A. DISCOVERY PAVILION & THE WAVE BANQUET FACILITY:**

1. A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);
2. A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and
3. A Final Community Priority Designation from the City Council pursuant to SBMC §28.87.300.

### **B. DISCOVERY PAVILION:**

A Modification to allow encroachments into the required setbacks in the PR Zone (SBMC §28.37.040).

## **III. RECOMMENDATION**

The Zoo's Master Plan consists of six projects proposed to enhance or improve services provided at the Santa Barbara Zoo. The components of the Master Plan are appropriate and necessary for the continued viability of this regional park. An Initial Study was prepared by Staff to analyze the potential environmental impacts of the project and given the physical character of the land, surrounding development, and the location of the proposed Master Plan components, no significant negative effects are expected as a result of the projects.

The project would be consistent with the City's Zoning and Building Ordinances with approval of the requested discretionary applications. Staff recommends that the Planning Commission make the findings outlined in Section IX of this report, adopt the Final Mitigated Negative Declaration, adopt the Mitigation Monitoring and Reporting Plan, and approve five of the six

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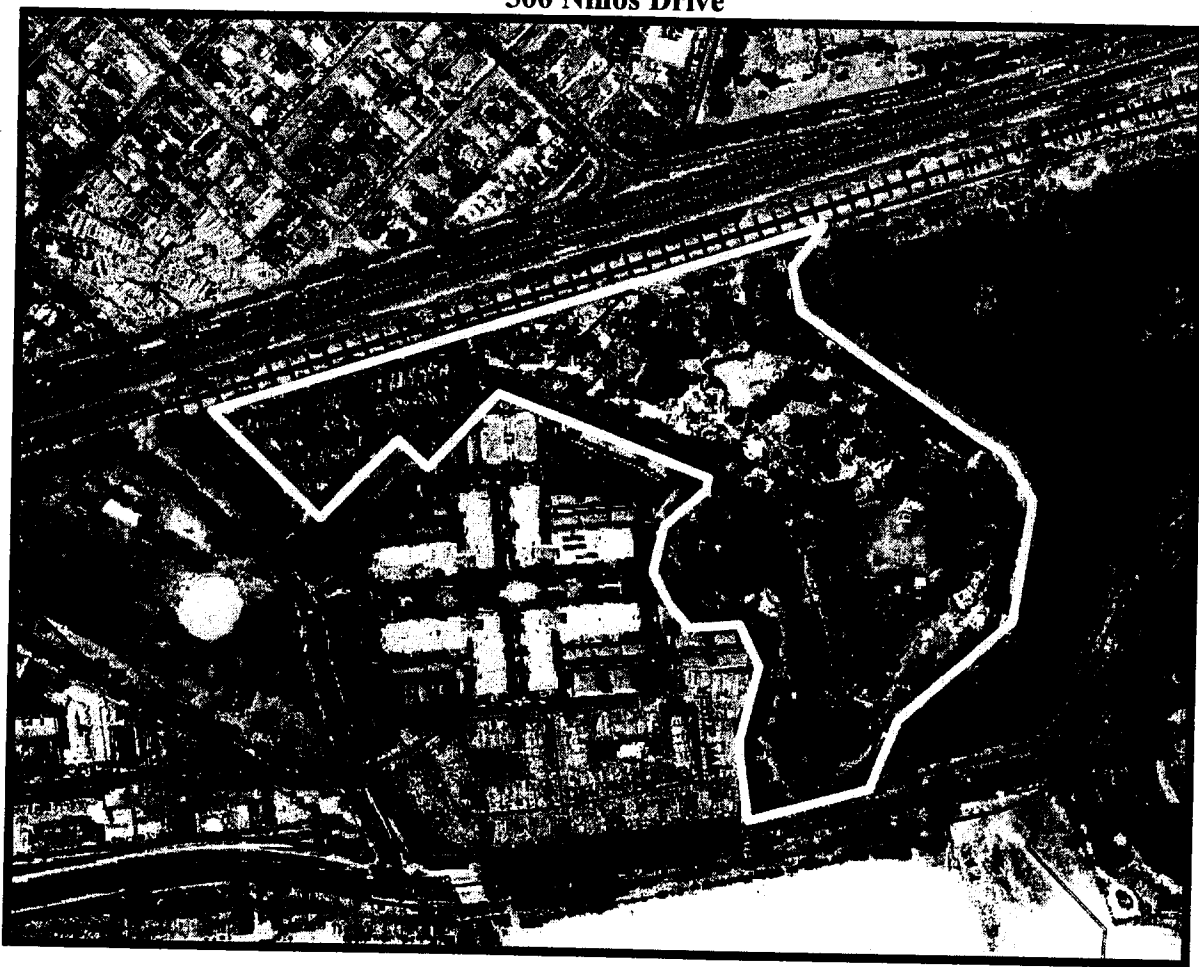
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Master Plan components as requested: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave Banquet Facility; and 5) the Channel Island Fox Renovation, subject to the Conditions of Approval contained in Exhibit A. Staff also requests that the Commission provide direction to the applicant on the Service Yard Facilities. The Service Yard Facilities project will return for action at a later date.

IV. VICINITY MAP

500 Niños Drive



## V. SITE INFORMATION AND PROJECT STATISTICS

### A. GENERAL SITE INFORMATION

<b>Assessor's Parcel Number:</b>	017-362-005; 017-363-001 & -002; 017-372-001; & 017-382-001 & -002	<b>General Plan Designation:</b>	Open Space, Community Park, Public Parking
<b>Existing Land Use:</b>	Zoo	<b>Parcel Size:</b>	23.6 acres
<b>Zoning:</b>	PR/SD-3 Park & Recreation, and Coastal Overlay Zones	<b>Proposed Land Use:</b>	Zoo
<b>Slope:</b>	Varying topography		
<b>SURROUNDING LAND USES:</b>			
<b>North:</b>	Union Pacific Railroad; Highway 101		
<b>South:</b>	Residential condominiums; Cabrillo Boulevard; East Beach		
<b>East:</b>	Andree Clark Bird Refuge		
<b>West:</b>	Residential condominiums; Dwight Murphy Park		

## VI. ENVIRONMENTAL REVIEW

Environmental review of the proposed project has been conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Mitigated Negative Declaration were prepared to evaluate the project's potential impacts on the physical environment. The analysis identifies potentially significant but mitigable environmental effects in the following issue areas: air quality, cultural resources, transportation/circulation, and water environment. Also evaluated in the document as resulting in less than significant impacts are aesthetics, biological resources, geophysical conditions, hazards, noise, population and housing, public services, and recreation issues. The analysis concludes that no significant environmental impacts would result from the project as mitigated.

A Draft Mitigated Negative Declaration (MND) was prepared and released for public review. During the public review period from November 3, 2006, to December 5, 2006, 15 public comment letters were received on the draft MND. An Environmental Hearing was held on November 16, 2006 for the project (*Exhibit E – Attachment 2*). Questions related to aesthetics, air quality, cultural resources, hazards, noise, transportation/circulation, and the water environment were raised. These issues are outlined in the Staff response to public comments and changes incorporated into the Final Mitigated Negative Declaration (*Exhibits D & E*).

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA, and prior to approving the project, the Planning Commission must consider the Mitigated Negative Declaration. For each mitigation

measure adopted as part of a Mitigated Negative Declaration, the decision makers are required to make the mitigation measures conditions of project approval and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation [PRC Sec.21081.6]. The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of project approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included in the project's Final Mitigated Negative Declaration.

## **VII. ISSUES**

The following are issues related to the applications required for the various components of the Zoo Master Plan. Please note as stated before that the Service Yard Facilities is not being reviewed for project approval at this time. This component will return at a later date for Planning Commission action.

### **A. DESIGN REVIEW**

The projects were reviewed by the Historic Landmarks Commission on separate occasions beginning in 2001 (*Exhibit F*). Buildings proposed as a part of the proposed Zoo Master Plan include the Discovery Pavilion, the Wave Banquet Facility, and the Service Yard Facilities. Exhibits proposed would be sensitive to the species inhabiting those spaces, yet remain in continuity with the overall Zoo design.

The proposed project designs for the Discovery Pavilion and the Wave Banquet Facility buildings incorporate Mediterranean style architecture with a plaster finish. The Wave is a one-story building while the Discovery Pavilion has some two-story components. The projects have received overall positive comments from the Historic Landmarks Commission and will return for further refinements. The Service Yard Facilities will be subject to approval by the Historic Landmarks Commission (HLC). The Service Yard will continue to be screened from public view and from the visitors of the zoo due to existing fencing and vegetation. The Service Yard is not accessible to the public. After Planning Commission and Park and Recreation Commission approval, all proposed Zoo Master Plan project components are required to receive preliminary and final approval by the HLC for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting.

### **B. PARK AND RECREATION COMMISSION REVIEW**

The property is located in the PR Zone. The Park and Recreation Zone was established in order to protect and preserve publicly owned park and beach lands for the benefit and enjoyment of present and future generations of residents and visitors. The Zone is also established to promote uses of park lands which are compatible with the surrounding land uses and categories within which the respective parks are assigned and to encourage the protection of the City's open space through conservation and appropriate development.

The Zoo is classified as a regional park. Regional parks are facilities where major organized events occur that draw people from throughout the region. They may also include areas of diverse environmental, cultural, education or scientific quality with a variety of opportunities for both active and passive activities.

The Zoo Master Plan project components are comprised of improvements and/or enhancements to the existing Zoo, which provides recreational and educational opportunities for the region. The new Discovery Pavilion includes additions to existing buildings that will provide educational and support facilities for the Zoo. The new Condor Exhibit will be part of on-going conservation efforts. Improvements to the Lemur/Langur and Channel Island Fox Exhibits will bring those exhibits into compliance with the Zoo's accreditation agencies. The improvements to the Wave Banquet Facility and the Service Yard Facilities help to support the numerous activities at the Zoo.

The Zoo's Master Plan was conceptually reviewed by the Park and Recreation Commission on October 25, 2006 (*Exhibit G*). The Commission found the project to be acceptable and supported the improvements to the facility. They looked forward to the implementation of the Master Plan.

The components of the Master Plan are appropriate and necessary for the continued viability of this regional park. The proposed projects are all subject to review by the Historic Landmarks Commission for compatibility with the City's design review standards in the El Pueblo Viejo District and the scenic character of the City. Given the physical character of the land, surrounding development, and the location of the proposed Master Plan components, no significant negative effects are expected as a result of the projects.

#### C. LOCAL COASTAL PLAN

The project area is located within Component 6 of the City's Local Coastal Plan, defined as: Punta Gorda Street to the eastern City limit. Dwight Murphy Field, a city park that is equipped with lighted baseball and soccer fields and a children's play area, is located in the area of generally low lying terrain. The elevation rises to approximately 65 feet at the highest point of the Zoo property. The area east of Sycamore Creek and south of the project area is developed in multiple family dwellings. The General Plan indicates public facilities for all of the park areas.

Local Coastal Plan policies applicable to this project address issues of recreation, biological resources, and views.

##### 1. Recreation

Section 30221 of the Coastal Act and associated policies protect areas for recreational use. As stated above, the Master Plan project components are comprised of improvements and/or enhancements to the existing Zoo, which provides recreational and educational opportunities for the region. As such, the project is consistent with the statute and applicable policies regarding recreation.

2. **Biological Resources**

Section 30231 of the Coastal Act requires that biological productivity be protected and enhanced. The proposed project is located adjacent to the Andree Clark Bird Refuge. The proposed Master Plan components were analyzed to evaluate any impacts to the adjacent bird refuge and in particular the effect of the proposed loss of trees near the Bird Refuge.

As discussed in the Initial Study few of the component sites support any of the mammalian, amphibian, or reptile species that are commonly observed at the Bird Refuge, therefore, none of these species would be affected by any of the proposed actions. Most of the aquatic bird species regularly observed at the Refuge would not be affected by any of the proposed construction activities including tree removal or replacement. However, recommended mitigation measures have been included to reduce possible disturbances on double-crested cormorant and black-crowned night heron bird breeding.

In terms of trees, most of the trees at the Zoo are non-native ornamental species that were selected for landscape and aesthetic value. With regard to ecological value, non-native trees are typically not considered valuable, with the exception of trees that provide nesting, roosting or other functions for wildlife. No locally designated historic or landmark trees exist on the project site.

3. **Views**

Section 30251 of the Coastal Act and associated policies require consideration and protection of the visual qualities of an area. As part of the projects' environmental review, photographic studies were submitted showing views to and from the Zoo from/of key viewpoints. Given the individual project component locations, the overall size of the Zoo, and the amount and height of existing vegetation along the Zoo boundaries, of the six components in the Master Plan, the Condor Exhibit and the Discovery Pavilion would have the highest likelihood of being visible from surrounding areas.

The Condor Exhibit includes the construction of a steel mesh enclosure with the highest support being approximately 55 feet tall. Existing vegetation would help to minimize the views of the proposed mesh, supporting structures, and buildings. The mesh has been successfully used in other exhibits in the Zoo with similar results.

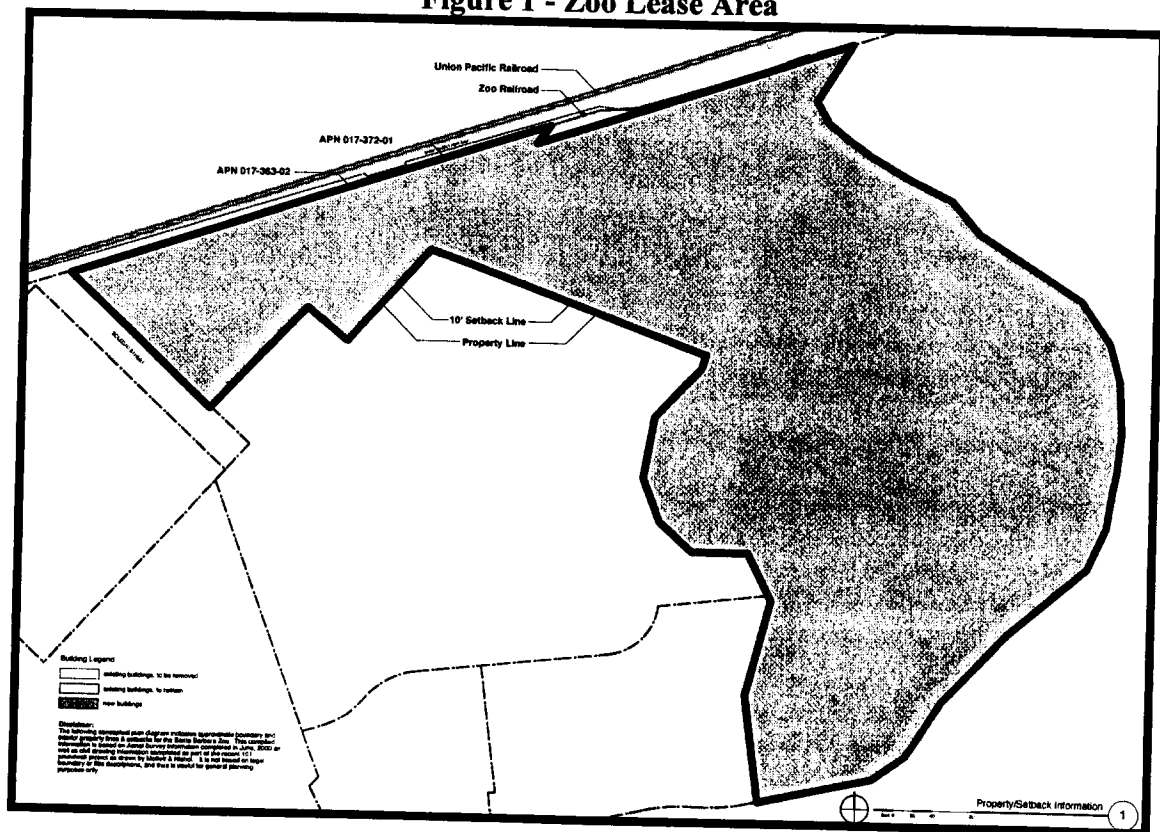
The Discovery Pavilion includes two-story elements that reach close to 20 feet in height. The Discovery Pavilion may be visible from US 101 and the Salinas Street northbound US 101 on-ramp, although existing vegetation would screen much of the new building, thereby minimizing its visibility, as demonstrated in photographs provided. In addition, it would not be out of context with existing development on the site.

The project would not change existing skyline views as seen from Highway 101 nor would it significantly obstruct or change scenic views of the mountains and hillside areas of the City. Additionally, as proposed, views from the Zoo would be maintained with the current proposals. However, in order to forward the Commission's concerns about views from the Zoo to future discretionary bodies, a recorded condition is proposed to assist in protecting these viewpoints from the Zoo.

#### D. INTERIOR YARD SETBACK

The Zoo is comprised of several parcels and abandoned streets which are owned by the City and leased to the Santa Barbara Zoological Gardens. Since the Zoo's inception, the lease area has been and continues to be treated as one parcel. One of the Zoo's attractions is a train that traverses along the perimeter of the Zoo (not including the parking lot). A portion of the tracks are located on Union Pacific property. The Zoo has an easement from Union Pacific in order to maintain their train tracks on Union Pacific property.

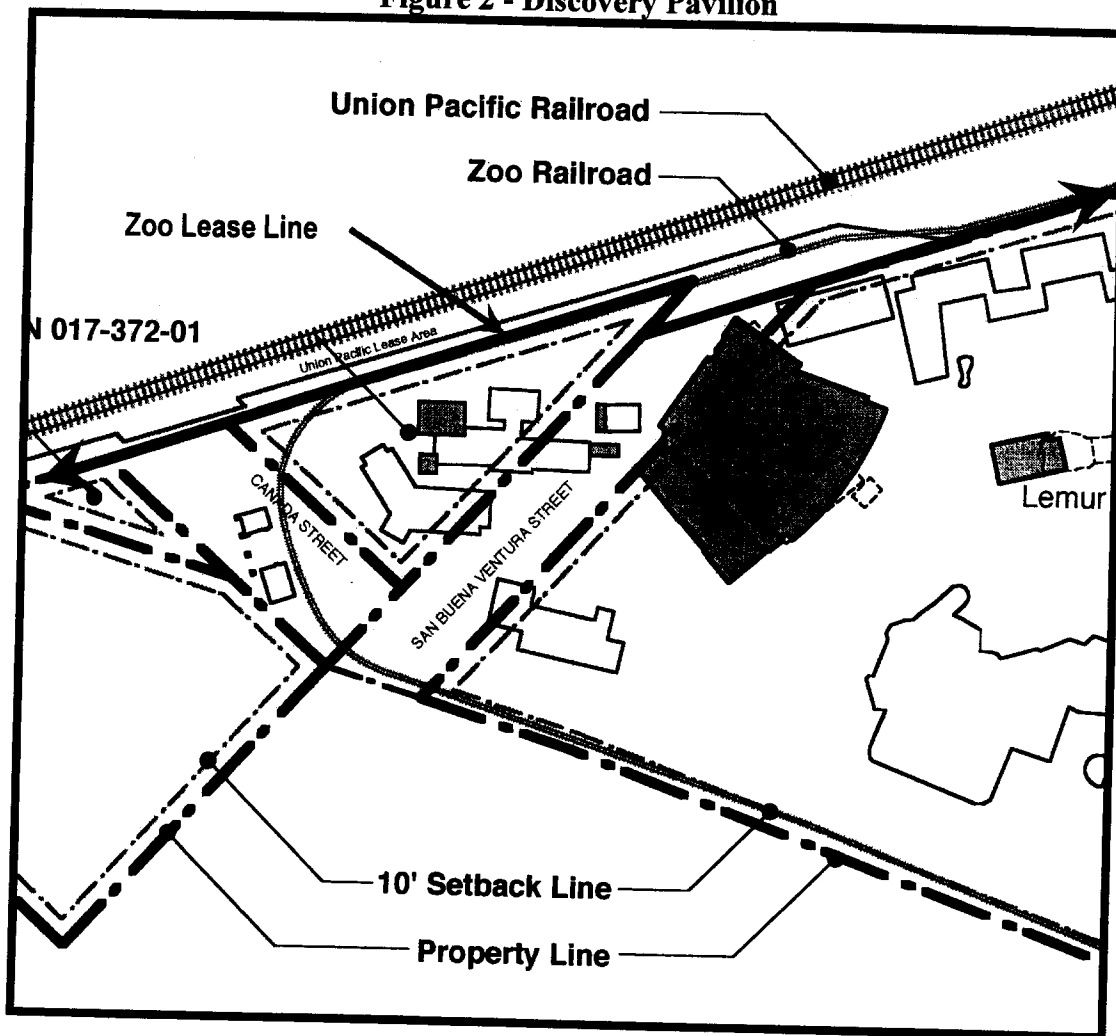
Figure 1 - Zoo Lease Area



The interior yard setback for the PR Zone is 10 feet. With the exception of the Discovery Pavilion project, all other Master Plan components are proposed outside of the required setbacks. As shown in the figure below, portions of the existing buildings that will be part

of the Discovery Pavilion currently encroach into the setback adjacent to the railroad property. The closest corner of the Discovery Pavilion is approximately 5'-6" from the property line. There is also a loading dock along the rear of the building that will be at its closest point, 2'-2" from the northerly property line. The proposed Discovery Pavilion is an appropriate improvement which is surrounded by existing development and promotes uniformity of improvement; therefore, Staff supports this modification request.

**Figure 2 - Discovery Pavilion**



**E. COMMUNITY PRIORITY**

Section 28.87.300 of the Zoning Ordinance defines a *Community Priority* as:

*A project which has been designated by the City Council as a community priority necessary to meet a present or projected need directly related to public health, safety or general welfare.*

General welfare is defined as:

*"A community priority project which has a broad public benefit (for example, museums, child care facilities, or community centers) and which are not principally operated for private profit."*

The Community Priority designation was envisioned for use by only those projects that clearly provide a public benefit. An allocation of 300,000 square feet has been established in Charter Section 1508 for development under the Community Priority Category. Given the limited amount of floor area available for these projects, development proposed to be designated as a Community Priority should be reviewed carefully to determine whether it meets the criteria established above.

Preliminary findings for a total of 6,700 square feet of Community Priority square footage allocation were made by the City Council on February 21, 1997 for the Discovery Pavilion. A recommendation to Council on the final designation is required by the Planning Commission. As of December of this year, 221,720 square feet have been allocated out of the Community Priority Category, leaving 78,280 square feet available for allocation.

Since Council's granting of the preliminary Community Priority Designation for the Discovery Pavilion in 1997, the needs of the Zoo have been reassessed which resulted in changes to the Discovery Pavilion and the Wave Banquet Facility. The current proposals reflect 9,190 new square feet for the Discovery Pavilion and 810 new square feet for the Wave Banquet Facility. The Community Priority square footage has increased from 6,700 to 10,000 square feet. The application for a Final Community Priority Designation will reflect the adjusted amount.

The Santa Barbara Zoological Gardens is a non-profit association that provides important recreational and educational services in the community. As the only zoo in the area, it provides unique opportunities for the region. The expansion would allow for the Zoo to provide more services to the community and maintain its viability. Based on the unique opportunities provided by the Zoo to the community, Staff is of the opinion that the use meets the definition of a Community Priority in that it meets a need related to general welfare.

Following Planning Commission review, the project would return to City Council for consideration of a final designation as a Community Priority project. Staff supports the Community Priority designation for the Santa Barbara Zoological Gardens because of the unique recreational and educational opportunities it provides to the area.

#### **F. DEVELOPMENT PLAN**

A Development Plan is required per SBMC §28.87.300 for the proposed addition of 10,000 square feet from the Community Priority Allocation. As analyzed and discussed in the Initial Study prepared for the project, the Master Plan project would not have significant adverse impacts upon the neighborhood's aesthetics or character or impacts as a

result of traffic. All proposed Zoo Master Plan project components are required to receive preliminary and final approval by the HLC for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting. The project will satisfy its projected parking demand on-site with proposed restriping and a traffic and parking management plan. The project site is located in an existing developed urban area already served by urban infrastructure. No extensions of infrastructure or urban services would be necessary to serve the project site. Additionally, no impacts to the City's housing supply are expected since no housing is proposed to be displaced and the implementation of the Master Plan would result in only six new full-time staff and seven new part-time staff, which would not be considered a significant growth inducement.

### **VIII. SERVICE YARD FACILITIES**

The Service Yard Facilities project is proposed to consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. This component is part of Phase 3 and is currently limited to environmental review. It will return for project approval at a future date. As part of future review and action, Staff would recommend forwarding the following comments to the applicant.

#### **A. CULTURAL RESOURCES**

Numerous archaeological reports have been throughout the Zoo's existence. In 2003, a Comprehensive Archaeological Resources Assessment report was prepared providing a comprehensive overview of previous archaeological research and integrating the results of previous investigations to define three zones of archaeological sensitivity (Low, Medium, High) based on the potential for encountering intact, potentially significant deposits associated with the recorded prehistoric archaeological site and the Vega Mar mansion built in 1897. The Service Facilities Yard project is primarily located in a low sensitivity area; however, additional measures have been added given its proximity to an adjacent high sensitivity area. These are precautionary measures enlisted to minimize any impacts to potentially significant archaeological resources. When this project returns for Planning Commission review and approval, the following will be a recommended condition of approval, as outlined in the Final Mitigated Negative Declaration:

**Service Yard Facilities.** The Service Yard Facilities which are partially located in the Low and Medium Sensitivity Zones are subject to the following: **(CR-4)**

- (a) If at a future date it is determined that any project-related ground disturbance within the service yard would exceed five feet deep or there are ground disturbing activities associated with public bathroom construction, pathway improvements and sewer line construction, such activities have a slight potential of impacting intact, significant archaeological resources that could exist underneath the imported soil deposits. The following recommendation would then apply:

A City-qualified archaeologist and City-qualified Chumash observer shall be retained to monitor all ground disturbing activities in the service yard that exceed five feet deep. If intact archaeological materials are identified, construction shall be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst following City MEA Guidelines for Archaeological and Historic Structures and Sites.

#### **B. NOISE MEASUREMENTS**

Questions have been raised about whether there will be any changes to the existing noise levels along the property line which abuts the residential condominiums. There are particular concerns about the acoustical effects of the proposed service yard building locations in relation to the train operations and the adjacent residential uses. Staff would recommend that the applicant submit a report from a licensed acoustical engineer, verifying that the post-construction noise levels along the property line (abutting the residential condominiums) when the zoo train is in operation will not be increased or include recommended measures to lower the noise levels to pre-construction levels.

### **IX. FINDINGS**

The Planning Commission makes the findings for the following five projects of the Santa Barbara Zoological Gardens at 500 Niños Drive: 1) California Condor Exhibit, 2) Lemur/Langur Complex, 3) Discovery Pavilion Exhibit, 4) the Wave Banquet Facility, and 5) the Channel Island Fox Exhibit.

#### **A. ENVIRONMENTAL REVIEW**

##### **1. Mitigated Negative Declaration Findings pursuant to California Public Resources Code §21080(c) and 2108.6, and California Code of Regulations §15074**

The Planning Commission has considered the proposed Final Mitigated Negative Declaration, dated December 14, 2006, for 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330), and comments received during the public review process. The proposed Final Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act requirements, and constitutes adequate environmental analysis of 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330).

- a. Mitigation measures identified in the Mitigated Negative Declaration have been agreed-to by the applicant and incorporated into the projects, which would avoid or reduce all potentially significant impacts to less

than significant levels. Additional mitigation measures would be applied as conditions of approval to minimize adverse but less than significant environmental effects. Please refer to the Final Mitigated Negative Declaration for a detailed discussion (*Exhibit E*). In the Planning Commission's independent judgment and analysis based on the whole record, there is no substantial evidence that 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) will have a significant effect on the environment. The Final Mitigated Negative Declaration, dated December 14, 2006, is hereby adopted.

- b. A Mitigation Monitoring and Reporting Program prepared in compliance with the requirements of Public Resources Code §21081.6, is included in the Final Mitigated Negative Declaration for 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) and is hereby adopted.
- c. The location and custodian of documents associated with the environmental review process and decision for 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93101.

2. **Findings For Exemption From Fish & Game Code**

- a. An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed 500 Niños Dr. (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330) to result in adverse effects, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." (Section 711.2 Fish and Game Code)
- b. There is no evidence that the proposed project would have any potential for adverse effect on wildlife resources because it is located in a developed, urbanized area.

B. **COASTAL DEVELOPMENT PERMITS (SBMC §28.45.009.6.H)**

The project is consistent with the policies of the California Coastal Act. The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The project is consistent with Chapter 3 (commencing with Section 30200) of the Coastal Act (Visitor

Serving, Access and Recreation). The Master Plan is comprised of components proposed to enhance the existing recreational and educational opportunities provided at the Zoo. An Initial Study was prepared and concluded that no significant adverse impacts will result as part of the implementation of the Master Plan.

**C. DEVELOPMENT PLAN APPROVAL (SBMC §28.87.300)**

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modification can be found consistent with the purpose and intent and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning because the proposed project is consistent with the surrounding development in the immediate area. The improvements to the structures will provide major upgrades to the aesthetic and functional quality of the existing uses and provide better services to the users of the Zoo; and
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. The project will enhance the aesthetic quality of the existing development and will remain compatible in size, bulk and scale with surrounding properties; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the no housing is being displaced and the implementation of the Master Plan will result in a minimal increase of personnel; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site with the restriping of the parking lot and implementation of a transportation and parking management plan.

**D. PARK AND RECREATION FINDINGS (SBMC §28.37.010.B AND §28.37.010.C)**

1. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors, since the projects would result in improved services for the Zoo visitors;

2. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood. All proposed Zoo Master Plan project components are subject to approval by the HLC for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting;
3. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
4. That the intensity of park use is appropriate and compatible with the character of the neighborhood. The proposed projects are improvements to existing facilities. The additional events proposed at the Discovery Pavilion are limited both in occurrence and in size;
5. That the proposed park and recreation facilities are compatible with the scenic character of the City. Photographic studies submitted show that the project would not change existing skyline views as seen from Highway 101 nor would it significantly obstruct or change scenic views of the mountains and hillside areas of the City; and
6. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk, and scale or location. All proposed Zoo Master Plan project components are subject to approval by the HLC for consistency with design guidelines for visual aesthetics and neighborhood compatibility.

**E. INTERIOR YARD SETBACK MODIFICATION (SBMC §28.15.060 & 28.90)**

The modification is necessary to promote uniformity of improvement and secure an appropriate improvement on the property and is consistent with the purposes and intent of the Zoning Ordinance. Approval of the modification will allow for additions to be made to existing buildings in the existing footprints thereby minimizing impacts.

**F. RECOMMENDATION TO THE CITY COUNCIL**

The Planning Commission recommends that the City Council make a finding that the proposed expansion of the Discovery Pavilion and the Wave Banquet Facility meet the criteria for a Community Priority Designation.

**Exhibits:**

- ~~A. Conditions of Approval~~
- B. Site Plan and Elevations
- C. Applicant's letters, dated March 14, 2006

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~~D. Final Mitigated Negative Declaration (Under Separate Cover)~~

~~E. Response to Comments~~

~~F. HLC Minutes~~

~~G. Park and Recreation Commission Minutes dated October 25, 2006~~

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